

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
1267 King Street West**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Appendix A, Map 48G-323 of former City of Toronto By-law No. 438-86, as amended, is amended to rezone the lands shown within the heavy lines on Map 1 of this By-law.
2. None of the provisions of Section 4(4)(b), Section 4(13)(a), (b), (c), and (d), Section 6(2)(1)(iv), Section 6(3) Part I(1), Section 6(3) Part III(1)(a), Section 6(3) Part III (3)(a) and (b), and Section 12(2)70(ii) of the former City of Toronto, being " A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the interior alteration of the existing *semi-detached house* to a *converted house* containing 10 *dwelling units* on the *lot*, provided that:
 - (a) The lot is comprised of at least those lands shown outlined by heavy lines on Map 1, attached to and forming part of this By-law;
 - (b) The *residential gross floor area* shall not exceed square 362.62 square metres;
 - (c) The *converted house* shall contain a maximum of 10 *dwelling units*, and each *dwelling unit* will be comprised of both culinary facilities (stove, refrigerator, and kitchen sink), and sanitary facilities (sink, toilet, and bathtub or shower);
 - (d) The average of the floor areas of the 10 *dwelling units* in the *converted house* shall not be less than 22.28 square metres;
 - (e) The floor area of the 1-bedroom *dwelling unit* shall not be less than 45.0 square metres. No more than 2 *dwelling units* shall be smaller than 17.0 square metres, and no unit shall be smaller than 16.4 square metres;
 - (f) One *parking space* provided at the rear of the site, with a bicycle rack for the purpose of parking and securing ten bicycles, not within a secured room, enclosure, or bicycle locker; and

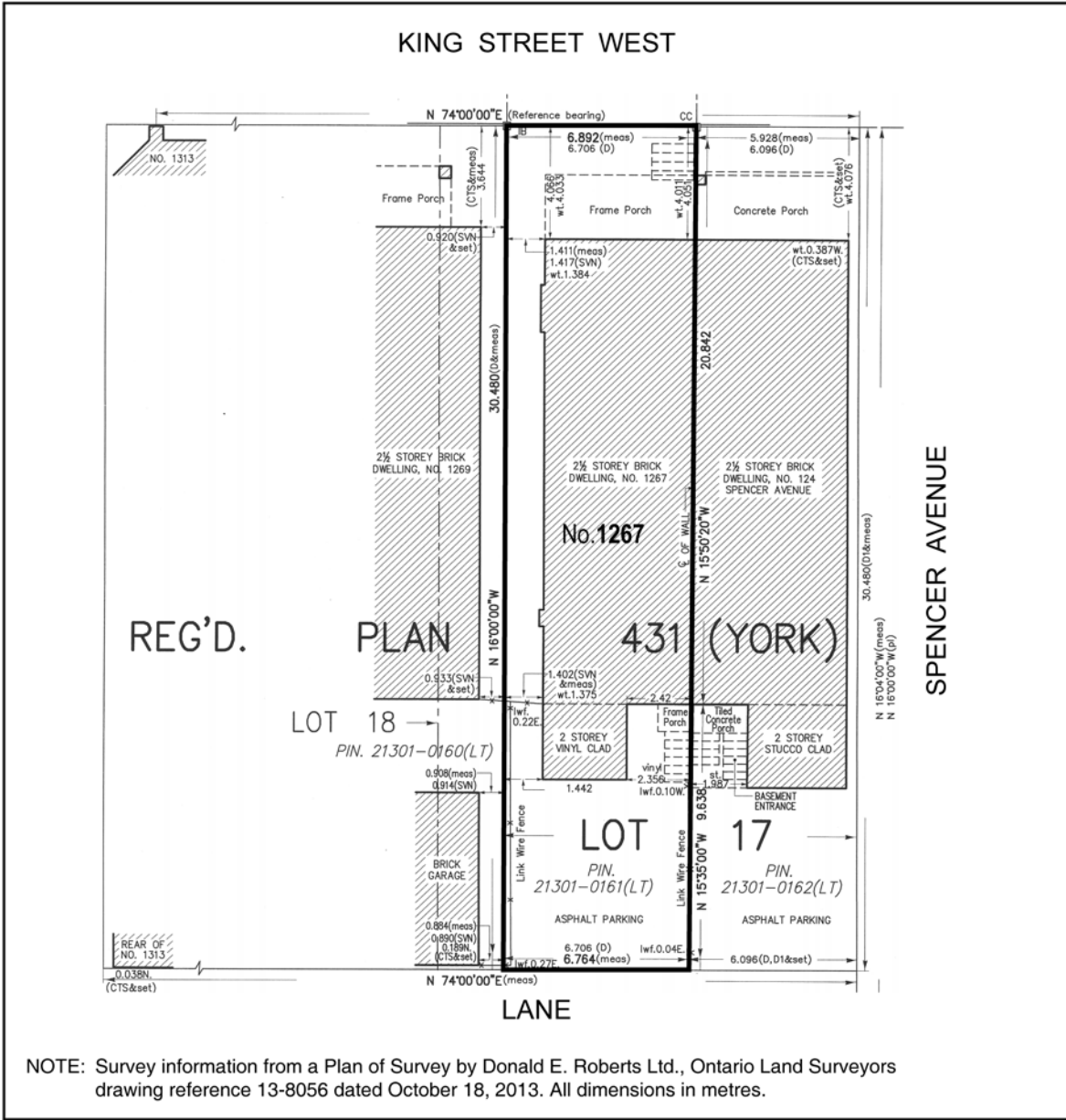
- (g) A minimum of 62.44 square metres of *landscaped open space* shall be provided on site, of which 4.7 square metres will be maintained as *front yard soft landscaping*.
3. Except as otherwise provided herein, the provisions of By-law 438-86, as amended, shall continue to apply to the lot.
4. Within the lands shown on Map 1, attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

John Tory,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



NOTE: Survey information from a Plan of Survey by Donald E. Roberts Ltd., Ontario Land Surveyors drawing reference 13-8056 dated October 18, 2013. All dimensions in metres.



1267 King Street West

File # 13 269687 STE 14 OZ

